



## Board of Adjustment Case Report

City of Raleigh  
Department of City Planning  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2626  
[www.raleighnc.gov](http://www.raleighnc.gov)

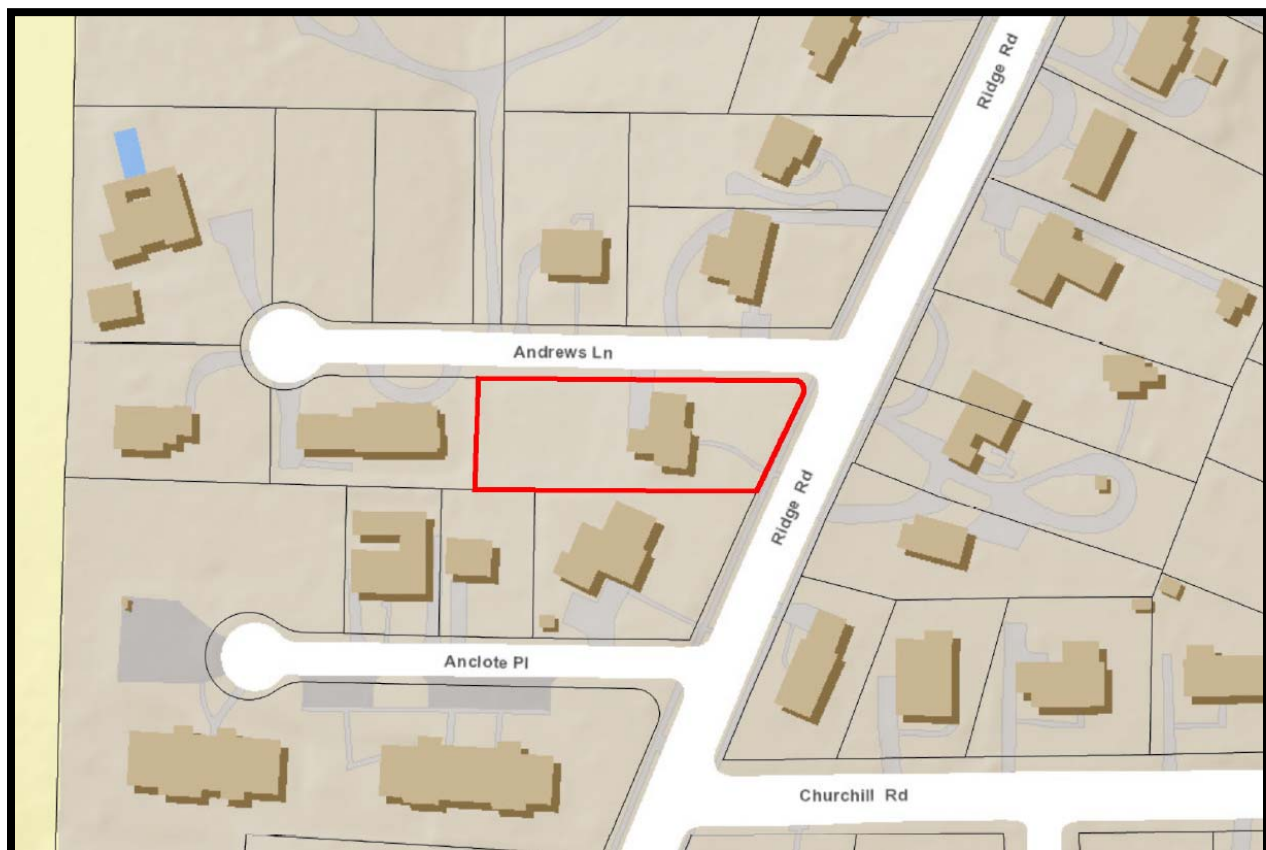
**Case File:** A-111-17

**Property Address:** 1415 Ridge Road

**Property Owner:** Duncan and Mary Ray

**Project Contact:** Mack Paul

**Nature of Case:** A request for an 11' variance to the minimum lot depth requirements set forth in Section 2.2.1.A.3. of the Unified Development Ordinance in order to subdivide the existing parcel into two lots which results in two 89' deep lots where currently there is one conforming .5 acre lot zoned Residential-4 and located at 1415 Ridge.

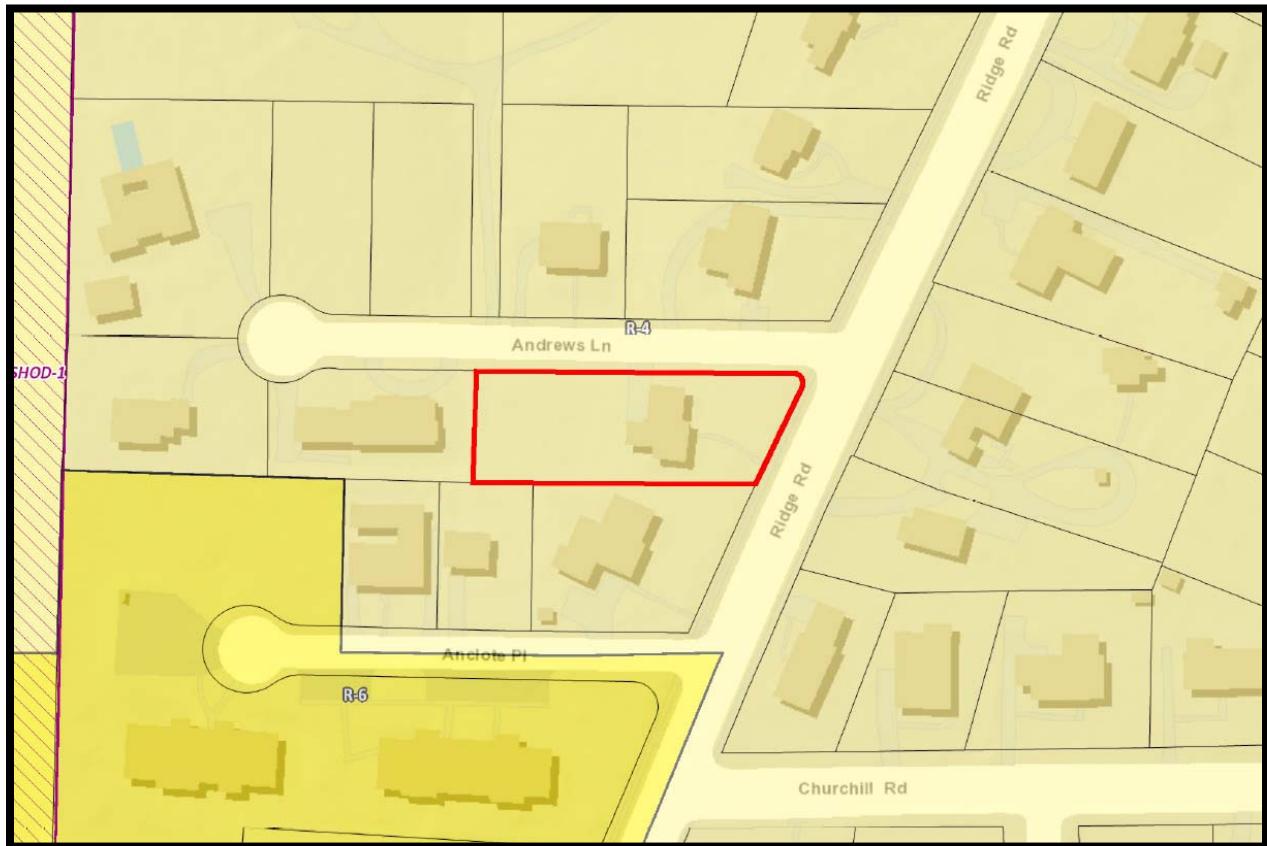


**1415 Ridge Road – Location Map**

**To BOA:** 9-11-17

Staff Coordinator: Eric S. Hodge, AICP

**ZONING  
DISTRICTS:** Residential-4



### 1415 Ridge Road – Zoning Map

**VARIANCE STANDARDS:** In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

**Zoning District Standards:** The subject property is zoned Residential-4.

**R-4 Lot Dimensions**

Area (min)	10,000sf
Width - interior lot (min)	65'
Width – corner lot (min)	80'
Depth (min)	100'
Density (max)	4 u/a

**R-4 Primary Structure Setbacks**

Primary Street	10'
Side Street	10'
Side	5'
Rear	20'



# Application for Variance



**RALEIGH**  
DEPARTMENT OF  
CITY PLANNING



**Department of City Planning** | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626  
Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
<b>Nature of variance request (if more space is needed, submit addendum on separate sheet):</b>  In order to facilitate the subdivision of a single lot into two lots and the subsequent construction of two new single-family detached homes, the Applicant requests a variance from the minimum lot depth standard for the R-4 district. Strict application of the UDO would require the lot depth to be no less than 100 feet; however, as is, the lot has inadequate depth. The lot is approximately 90 feet in depth, and each of the proposed new lots would maintain the current lot depth.	<b>Transaction Number</b>  A-111-17
<b>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.</b>	

GENERAL INFORMATION		
<b>Property Address</b> 1415 Ridge Road		<b>Date</b>
<b>Property Pin</b> 0794-28-8585	<b>Current Zoning</b> R-4	
<b>Nearest Intersection</b> Andrews Lane at Ridge Road		<b>Property size (in acres)</b> 0.5
<b>Property Owner</b> Duncan B & Mary B Ray	<b>Phone</b> 919-868-2860	<b>Fax</b> 919-322-4901
<b>Owner's Mailing Address</b> 1415 Ridge Rd Raleigh, NC 27607		<b>Email</b> achdray@gmail.com
<b>Project Contact Person</b> Mack Paul	<b>Phone</b> 919-590-0377	<b>Fax</b> 919-882-8890
<b>Contact Person's Mailing Address</b> 421 Fayetteville St   Ste 530 Raleigh, NC 27601		<b>Email</b> mpaul@morningstarlawgroup.com
<b>Notary</b> Sworn and subscribed before me this <u>8<sup>th</sup></u> day of <u>August</u> , 20 <u>17</u>  <u>Duncan B. Ray</u> <u>Mary B. Ray</u> mary B. Ray		<b>Notary Signature and Seal</b>   My commission expires: 06/21/2026



LIST OF ADJOINING PROPERTY OWNERS				
PIN	Site Address	Owner	Mailing Address	City, State Zip
0794286584	3511 ANDREWS LN	WERNER, FRANCIS JAMES WERNER, SANDRA L	3511 ANDREWS LN	RALEIGH NC 27607-3402
0794287474	3608 ANCLOTE PL	FAIRLEY, KEVIN PAUL FAIRLEY, KATRINA HOWARD	1009 BIRNAM WOODS DR	VIRGINIA BEACH VA 23464-5303
0794288484	1401 RIDGE RD	NELSON, LORI J EPSTEIN	1401 RIDGE RD	RALEIGH NC 27607-6758
0794288585	1415 RIDGE RD	RAY, DUNCAN B RAY, MARY B	1415 RIDGE RD	RALEIGH NC 27607-6758

